

**Regular Meeting  
Board of Zoning Appeals  
February 1, 2006**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Randy Mehringer took roll call as follows:

Chairman Jerry Uebelhor	-Present	Randy Mehringer	-Present
Vice Chairman Jim Blessinger	-Present	Bob Wright	-Present
Secretary Lloyd Martin	-Absent	Bldg. Comm. Dave Seger	-Present
Bob Cook	-Present	Atty Sandy Hemmerlein	-Present

**PLEDGE OF ALLEGIANCE**

Chairman Uebelhor led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the January 4, 2006 Regular Meeting were reviewed. There were two corrections. Under Approval of the Minutes, it should read, "Minutes of the December 7, 2005 Regular Meeting were reviewed." Also, under Petition of J. Daniel Richardson III... the first sentence in the third paragraph should read, "Access to the clinic would be from 44<sup>th</sup> Street." Vice Chairman Blessinger made a motion to approve the minutes as corrected. Bob Cook seconded it. Motion carried 5-0.

**STATEMENT**

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

Petition of Gregory M. Renner for a special exception to allow a Home Occupation (Wood Working Shop)

Tabled until the March meeting.

**NEW BUSINESS**

Petition of Steven E. Eckert and Tiffany L. Eckert for a variance to build an accessory building without a principal building being in place.

Steve Eckert was present to request a variance to build a 32 x 40-foot pole building on some property he owns located at 680 2<sup>nd</sup> Avenue. A variance is required since there is no principal building at the proposed site.

Mr. Eckert said the building, with a kitchen area and bathroom, would be used for entertaining and also, a garage would be included to store vehicles.

Randy Mehringer asked Mr. Eckert if he plans to build a house on the property in the near future. He said there have been similar variances granted however; those were contingent upon having immediate plans to build a house.

Mr. Eckert said although he has no immediate plans to build a house on the proposed property, the pole building would be positioned as such to make room for a house if he ever decides to build one.

After much discussion, the Board was in agreement that no hardship exists because there are plenty of other storage spaces in the City. Also, the Board felt that granting a variance would set a precedent for anyone else considering the same request and allowing such requests would not be in the best interests of the City of Jasper.

With no remonstrators present, Bob Wright made a motion to close the public hearing. Vice Chairman Blessinger seconded it. Motion carried 5-0.

Bob Wright made a motion to deny a variance to allow an accessory building, without a principal building in place, at 680 2<sup>nd</sup> Avenue. Randy Mehringer seconded it. Motion carried 5-0.

Petition of Marc W. Campbell, M.D. and Frank S. Hopkins, M.D. (Internal Medicine of Dubois County) for a special exception to allow a medical clinic in an R-2 (Residential) zone.

Surveyor Ken Brosmer was present on behalf of Dr. Marc Campbell and Dr. Frank Hopkins to request a special exception to allow a medical clinic in a residential zone. The proposed property is located at 751 W. 9<sup>th</sup> Street.

Architect Tom Schroeder displayed a preliminary site plan to the Board. Plans are to add on to the north side of the existing building, within six feet of the front property line. Currently, the front set back is approximately 40 feet.

Remonstrators present to voice their concerns were Ray and Nancy Larkin and Betty Luegers. These adjacent property owners stated they are not opposed to the medical clinic; their objection is to the six-foot front set back request. Mr. Larkin suggested possibly a 12-foot set back.

City Attorney Sandy Hemmerlein read a letter addressed to the Board from Linda Rohleder Doyle and John Doyle also stating objection to the six-foot front set back request.

After much discussion, Drs. Hopkins and Campbell compromised with the neighbors and agreed to a 10-foot front set back.

Vice Chairman Blessinger made a motion to close the public hearing. Bob Wright seconded it. Motion carried 5-0.

Vice Chairman Blessinger made a motion to grant a special exception to allow a medical clinic in an R-2 (Residential) zone. Bob Cook seconded it. Motion carried 5-0.

Petition of Marc W. Campbell, M.D. and Frank S. Hopkins, M.D. (Internal Medicine of Dubois County) for a variance to build within six feet of the front yard.

Surveyor Ken Brosmer was present on behalf of Dr. Marc Campbell and Dr. Frank Hopkins to request a variance to build within six feet of the front yard. The proposed property is located at 751 W. 9<sup>th</sup> Street.

Architect Tom Schroeder displayed a preliminary site plan to the Board. Plans are to add on to the north side of the existing building, within six feet of the front property line. Currently, the front set back is approximately 40 feet.

Remonstrators present to voice their concerns were Ray and Nancy Larkin and Betty Luegers. These adjacent property owners stated they are not opposed to the medical clinic; their objection is to the six-foot front set back request. Mr. Larkin suggested possibly a 12-foot set back.

City Attorney Sandy Hemmerlein read a letter addressed to the Board from Linda Rohleder Doyle and John Doyle also stating objection to the six-foot front set back request.

After much discussion, Drs. Hopkins and Campbell compromised with the neighbors and agreed to a 10-foot front set back.

Randy Mehringer made a motion to close the public hearing. Vice Chairman Blessinger seconded it. Motion carried 5-0.

Randy Mehringer made a motion to build within 10 feet of the front yard at 751 W. 9<sup>th</sup> Street. Bob Wright seconded it. Motion carried 5-0.

Petition of Marc W. Campbell, M.D. and Frank S. Hopkins, M.D. (Internal Medicine of Dubois County) for a special exception to allow a parking lot in an R-2 (Residential) zone.

Surveyor Ken Brosmer was present on behalf of Dr. Marc Campbell and Dr. Frank Hopkins to request a special exception to allow a parking lot in a residential zone. The proposed property is located at 751 W. 9<sup>th</sup> Street.

Architect Tom Schroeder displayed a preliminary site plan showing an add-on to the current facility, including the required number of parking spaces.

There were no remonstrators present in opposition of the additional parking spaces. With no more discussion, Randy Mehringer made a motion to close the public hearing. Bob Cook seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a special exception to allow a parking lot in an R-2 (Residential) zone located at 751 W. 9<sup>th</sup> Street, subject to all applicable zoning rules. Bob Cook seconded it. Motion carried 5-0.

With no further discussion, Vice Chairman Blessinger made a motion to adjourn the meeting. Bob Wright seconded it. The motion carried 5-0, and the meeting was adjourned at 7:37 p.m.

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Jerry Uebelhor, Chairman

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Lloyd Martin, Secretary

Kathy M. Pfister, Recording Secretary